



MEMORANDUM

February 1, 2013

TO: Planning Commission

FROM: Cindy Kebba, Planner III
Deanne Mellander, Zoning Administrator

VIA: David Levy, Chief of Long Range Planning

SUBJECT: *Rockville's Pike: Envision a Great Place* and Rockville Pike District Zone
Staff drafts for Planning Commission Review
For Meeting of February 13, 2013

We are pleased to present to you two documents:

- 1) *Rockville's Pike: Envision a Great Place*, Staff Draft for Planning Commission Review, February 2013, and
- 2) The draft Rockville Pike District Zone, which would be a proposed amendment to the City's Zoning Ordinance.

These documents have been produced in accordance with the direction by the Planning Commission, to reflect the Commission's "straw" votes over the course of work sessions that took place in 2011-2012.

As you will see, substantial changes have been made to the organization and content since the original ACP consulting team's Draft for Planning Commission Public Hearing, which was publicly released in December 2010. Notably, the zoning section (formerly Chapter 6) has been removed from the Plan document and is presented separately. The Plan is intended to establish City infrastructure and land use policy and implementation guidance for the Pike corridor and is intentionally less specific than the codes that would implement large portions of the Plan. Structuring the documents in this manner leaves some flexibility in how the code is adopted and amended, now and in the future, while still remaining within the policy vision of the Plan.

The Planning Commission has indicated that it wants to hold new public hearings, one for the revised draft Plan and one for the draft code. Staff has tentatively set March 20, 2013 for the public hearings. The public hearing for the Plan would be followed immediately by the public hearing on the code. The March 20 public hearing date can be met if the Commission makes minor changes to the draft. A later date may be required, however, if the Planning Commission makes substantive changes or does not complete its review on February 13.

Assuming the March 20 public hearing date holds, our target is to release the drafts to the public by March 1 in order to give the community sufficient time to read it and prepare comments. We anticipate that the Commission will hold the record open for some amount of time following the public hearings to obtain written comments.

Based on the above, a tentative suggested schedule for moving forward is as follows:

February 13, 2013	Planning Commission review of new drafts
March 1, 2013 (or earlier, if possible)	Public release of drafts
March 20, 2013	Public Hearing with Planning Commission
April 3, 2013	Close Public Record
April 10, 2013	Planning Commission reviews testimony and gives staff direction
May 8, 2013	Review of final documents and recommendation to Mayor and Council

Attachments:

Rockville Pike: Envision a Great Place, Staff Draft for Planning Commission Review
Rockville Pike District Zone (staff draft)

cc: Susan Swift
Andrew Gunning
Clark Larson
Craig Simoneau
Emad Elshafei
Noelle Barton